

116.0

0001

0008.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
839,800 / 839,800

USE VALUE:

839,800 / 839,800

ASSESSED:

839,800 / 839,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		WRIGHT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DASILVA MARCO J & LISA M	
Owner 2:	
Owner 3:	

Street 1: 83 WRIGHT ST
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: DOLAN DAVID D & SARA Q -
Owner 2: -
Street 1: PO BOX 292
Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 7,400 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Aluminum Exterior and 2306 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	2	Above Stree	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7400		Sq. Ft.	Site		0	70.	0.87	6									449,401						449,400	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Legal Description			74216
101	7400.000	390,400		449,400	839,800		Legal Description			GIS Ref
							Legal Description			GIS Ref
							Entered Lot Size			Insp Date
							Total Land:			04/08/14
							Land Unit Type:			

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT									Parcel ID	116.0-0001-0008.A
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	390,400	0	7,400.	449,400	839,800	839,800	Year End Roll	12/18/2019
2019	101	FV	288,000	0	7,400.	443,000	731,000	731,000	Year End Roll	1/3/2019
2018	101	FV	288,000	0	7,400.	340,300	628,300	628,300	Year End Roll	12/20/2017
2017	101	FV	288,000	0	7,400.	321,000	609,000	609,000	Year End Roll	1/3/2017
2016	101	FV	288,000	0	7,400.	295,300	583,300	583,300	Year End	1/4/2016
2015	101	FV	271,800	0	7,400.	276,100	547,900	547,900	Year End Roll	12/11/2014
2014	101	FV	245,000	0	7,400.	254,200	499,200	499,200	Year End Roll	12/16/2013
2013	101	FV	245,000	0	7,400.	254,200	499,200	499,200		12/13/2012

SALES INFORMATION

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
DOLAN DAVID D &	59707-355		8/7/2012	Chgd>Assmt<	610,000
COSTA ROBERT A	57763-426		10/31/2011	Change>Sale	310,000
	11457-279		1/18/1968		No No N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2020	570	Addition	200,000	O				
1/24/2012	84	Addition	100,000	C				SECOND STORY ADD &
7/3/1998	433	Manual	2,300					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
4/8/2014	Measured	PC	PHIL C
5/17/2012	Info Fm Prmt	BR	B Rossignol
1/31/2012	MLS	EMK	Ellen K
4/4/2009	Inspected	372	PATRIOT
3/23/2009	Measured	197	PATRIOT

Sign: _____

VERIFICATION OF VISIT NOT DATA

_____/_____/_____

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Full Bath: 1	A Bath: 1	Rating: Good												
(Liv) Units: 1 Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block			A 3QBth:	Rating:													
Frame: 1 - Wood			1/2 Bath:	Rating:													
Prime Wall: 3 - Aluminum			A HBth:	Rating:													
Sec Wall: %			OthrFix:	Rating:													
Roof Struct: 2 - Hip			OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Good		1st Res Grid Desc: Line 1 # Units: 1											
Color: TAN			A Kits:	Rating:		Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:			Fpl:	Rating:		Other											
GENERAL INFORMATION			WSFlue:	Rating:		Upper											
Grade: C - Average			CONDOS INFORMATION														
Year Blt: 1924 Eff Yr Blt:			Location:			Lvl 2											
Alt LUC:			Total Units:			Lvl 1											
Jurisdct: G15 Fact: .			Floor:			Lower											
Const Mod:			% Own:			Totals RMS: 4 BRs: 2 Baths: 1 HB											
Lump Sum Adj:			Name:														
INTERIOR INFORMATION			DEPRECIATION						REMODELING								
Avg Ht/FL: STD			Phys Cond: GV - Good-VG	10.	%	Exterior:	No Unit	RMS	BRS	FL	RES BREAKDOWN						
Prim Int Wall: 2 - Plaster			Functional:		%	Interior:	1	4	2	M							
Sec Int Wall: %			Economic:		%	Additions:											
Partition: T - Typical			Special:		%	Kitchen:											
Prim Floors: 3 - Hardwood			Override:		%	Baths:											
Sec Floors: 6 - Ceramic Tile			Total:	10.8	%	Plumbing:											
Bsmnt Flr: 12 - Concrete						Electric:											
Subfloor:						Heating:											
Bsmnt Gar:						General:											
Electric: 3 - Typical						Totals	1	4	2								
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 1	% Heated: 100	% AC:															
Solar HW: NO	Central Vac: NO	% Com Wall:	% Sprinkled:														
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
												PARCEL ID 116-0-0001-0008.A					
More: N		Total Yard Items:			Total Special Features:				Total:								